Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode: 3/21 Terry Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $700,000 & $770,000

Median sale price

Median price $1,100,500 Property Type Unit Suburb Deepdene

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/20 Chaucer Cr CANTERBURY 3126	$740,000	23/05/2026
2	3/10 Severn St BALWYN NORTH 3104	$685,000	09/05/2026
3	13/3 Boston Rd BALWYN 3103	$737,000	04/05/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 26/06/2026 13:48

JellisCraig



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending March 2026: $1,100,500

Comparable Properties

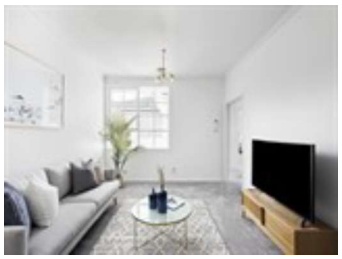


4/20 Chaucer Cr CANTERBURY 3126 (REI)

2 1 1

Price: $740,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Apartment

Agent Comments



3/10 Severn St BALWYN NORTH 3104 (REI)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit

Agent Comments



13/3 Boston Rd BALWYN 3103 (REI)

2 1 1

Price: $737,000
Method: Private Sale
Date: 04/05/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE | propertydata.com.au

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